Wetland Assessment for LA Purchase Equestrian Estates
Located on LA Highway 447 north of Walker, LA

Livingston Parish, Louisiana

June 21, 2006

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III.) PROJECT DESCRIPTION

The "Property" is located on LA Highway 447 between LA Highway 1024 and LA Highway 1025. The Property measures approximately 202 acres and is primarily pine forested. The slope is gentle, and water appears to runoff into the existing canal on the north side of the Property and along ditches bordering the Property. No existing structures are located on the Property. The Property's pine trees are approximately 24 years and cover over 95% of the landscape. The coordinates of the Property are 30° 33' 26"N and 90° 52' 13"W.

IV.) WETLAND ASSESSMENT

A wetland assessment was performed on Friday, June 9, 10, 11, and 15, 2006. The wetland determination was conducted in accordance with the *US Army Corps of Engineers 1987 Wetland Delineation Manual.*

A visual inspection of the said property was performed before an analysis of the property was accomplished. The Property is relatively flat and the presence of wetlands is suspected due to the plant species and topography identified. Several holes were dug to determine the soils characteristics. These locations were chosen due to the topography of the land and the type of trees, grass, and shrubbery located in the area.

The predominant soils located on the Property consist of the Gilbert and Satsuma Series. Characteristics of both types of soils are listed below:

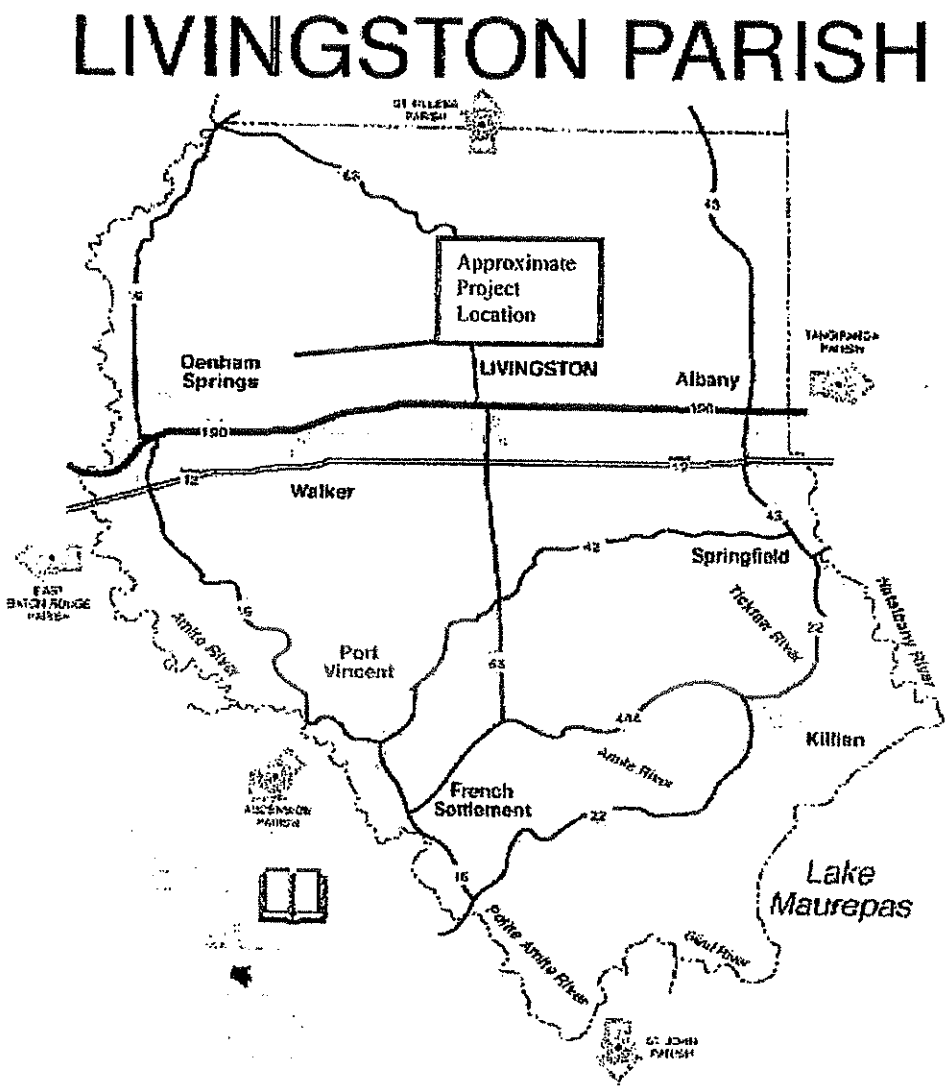
Gilbert Series

The Gilbert series consists of poorly –drained, very slowly permeable soils that formed in loamy material. Gilbert series are generally located in soils which have slopes less than one percent. The top portion (zero to five inches -highly organic matter) consists of a silt loam and has many fine and coarse roots. The next few inches (five to seven inches) consists of a light, brownish-grey material and contains a few black stains. From seven to twelve inches, the light brownish-grey loam continues but contains many fine black and brownish yellow stains.

Satsuma Series

The Satsuma series consist of poorly drained, fine-silty, slowly permeable, and usually are located in slopes from one percent to three percent. Satsuma soils are generally found near Gilbert soils, but have thicker characteristics. Satsuma soils are usually found along drainage ditches and have reddish subsoil. From zero to four inches, these soils are a dark-grayish brown and have a weak granular structure. From four to twelve inches, it contains a light yellowish brown silt loam. From twelve to eighteen inches, the yellowish brown silt loam continues with a light gray silt loam.

II.) VICINITY MAP

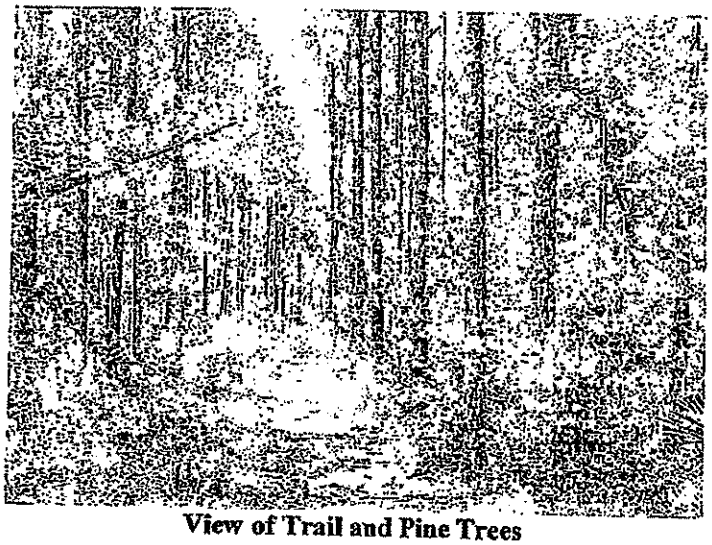


The predominant trees located on the Property is the loblolly pine tree (*Pinus taeda).* According to the Property owner, the pines have been in existence for over twenty-five years. Underbrush, with a heavy population of the Chinese Tallow Tree (*Triadica sebifera)* is in abundance. The Tallow tree is a deciduous tree reaching 60 feet in height and 3 feet in diameter. Tallow tree invades wet areas such as stream banks and ditches but can also invade drier upland sites. Tallow tree is a serious threat because of its ability to invade high quality, undisturbed forests. It can displace native vegetation as well as alter soil conditions due to the high amount of tannins present in the leaf litter. Tallow tree is a native of China and was first introduced into America in South Carolina during the 1700s for ornamental purposes and for seed oil production.

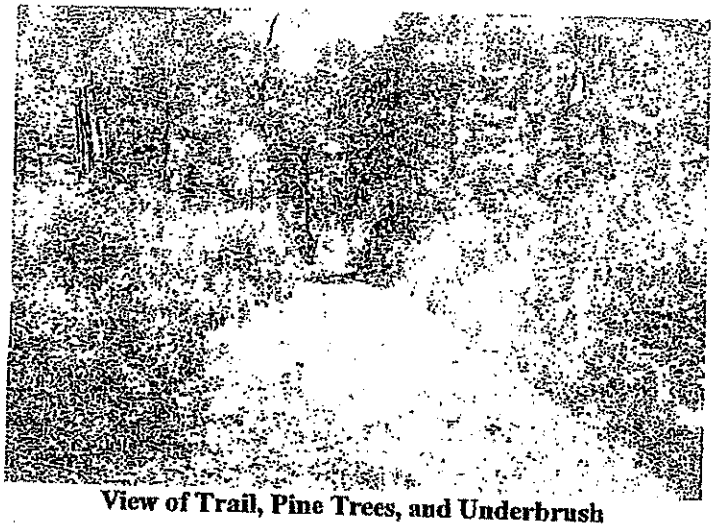
Areas characterized as wetlands are defined in Appendix A. These areas had the three characteristics as stated in the *Wetland Delineation Manual.*

The wetlands as determined in our site investigation appear to be "isolated wetlands". Isolated wetlands are those that are not adjacent to or connected to a navigable water body, such as a river, lake or marine waters. However, they still perform the same important environmental functions as other wetlands, including recharging streams and aquifers, storing flood waters, filtering pollutants from water, and providing habitat for a host of plants and animals. Isolated wetlands can also be defined as a freshwater wetland that is not part of a surface water tributary system. Elevations are relatively flat except for areas along the existing canal. It appeared that many of the wetland areas on site do not drain to existing canal, and therefore do not drain into nearby lakes or rivers. The western portion drains into a canal along the western portion of the Property and other areas eventually drains into LA Highway 447. The nearest lake or river is approximately ten miles (Amite River).

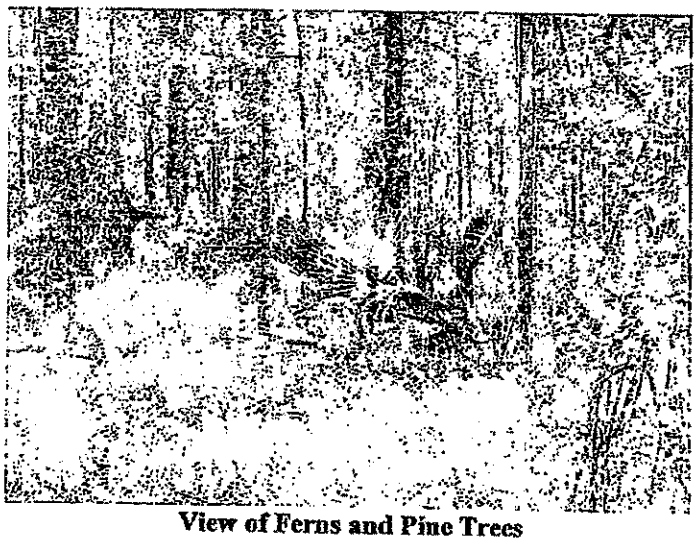
V.) SITE PHOTOGRAPHS



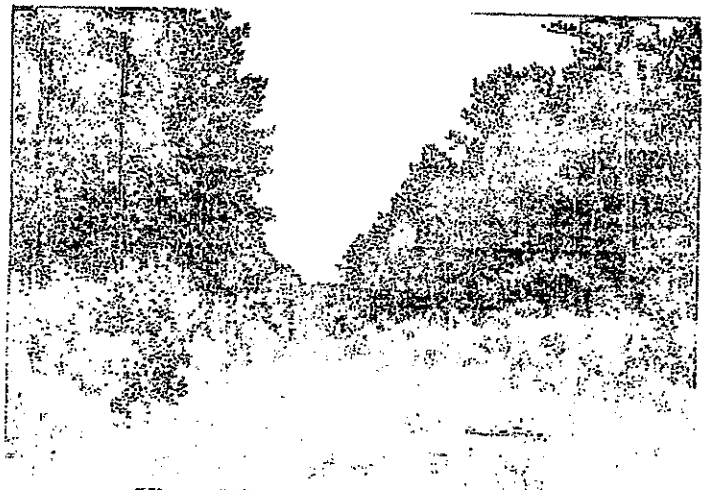
View of Trail and Pine Trees



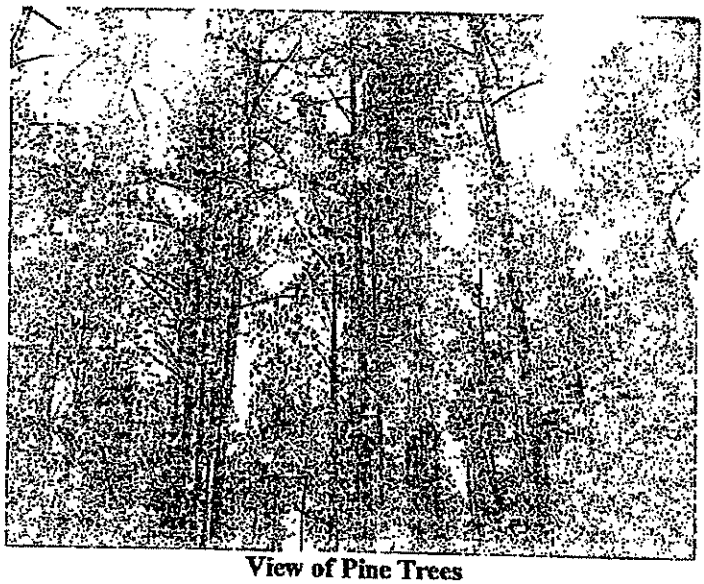
View of Trail, Pine Trees, and Underbrush



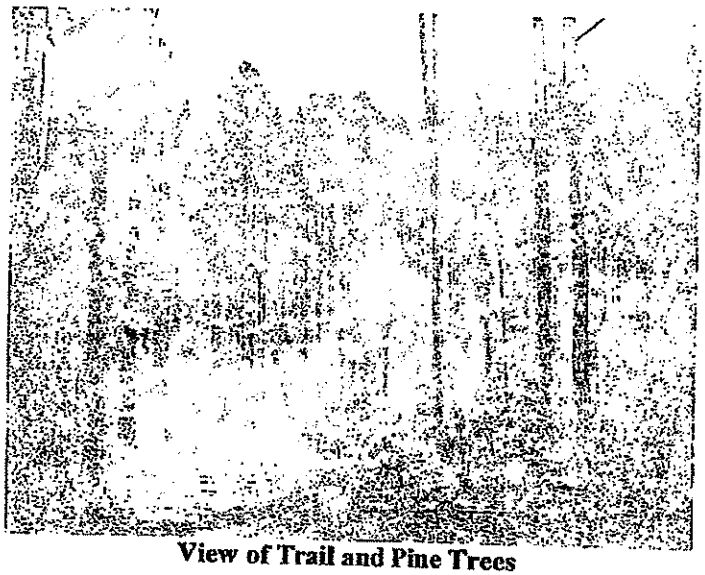
View of Ferns and Pine Trees



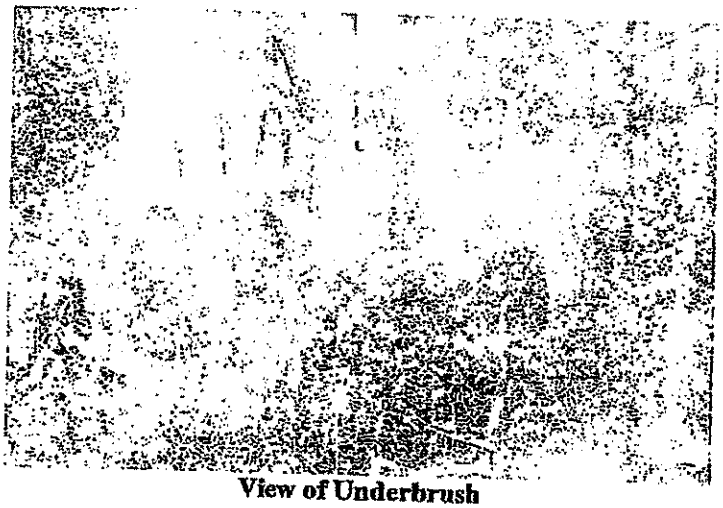
View of Gravel Road and Pine Trees



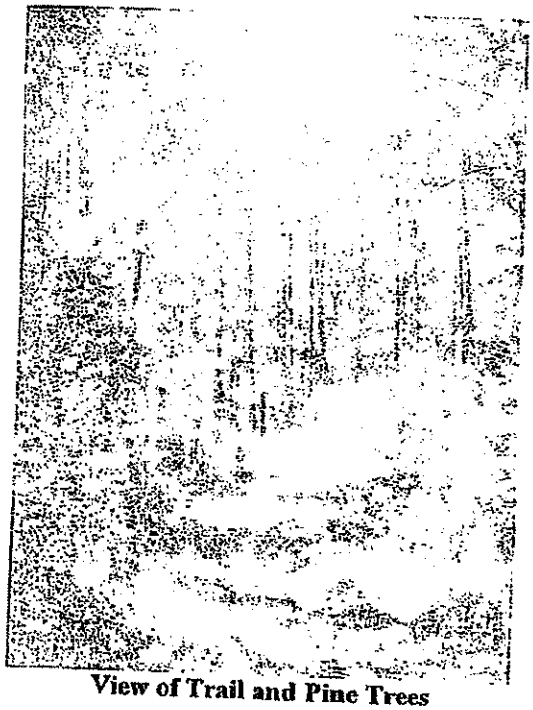
View of Pine Trees



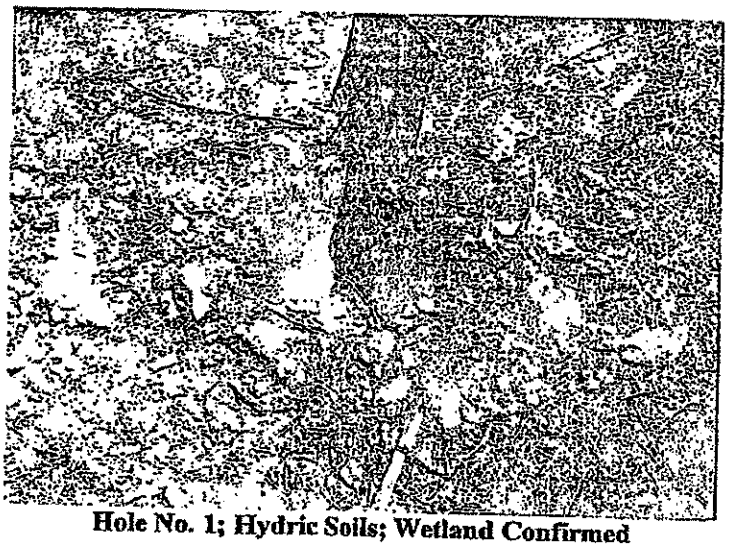
View of Trail and Pine Trees



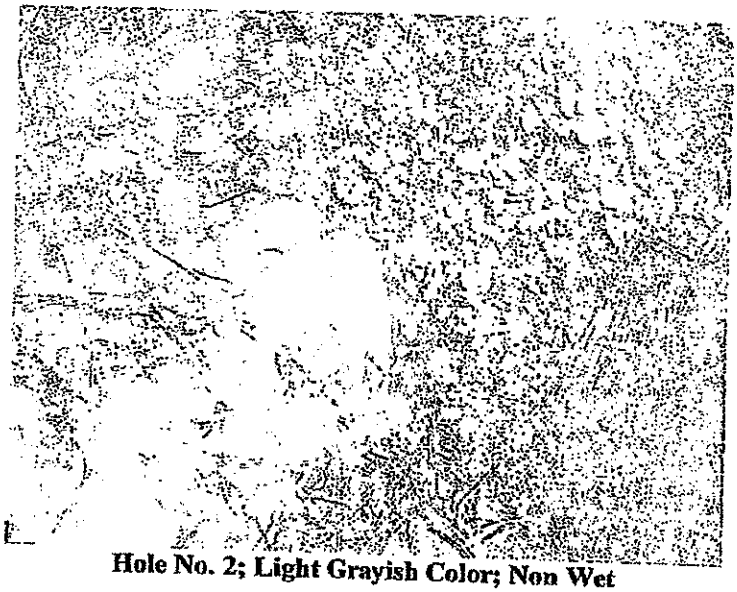
View of Underbrush



View of Trail and Pine Trees



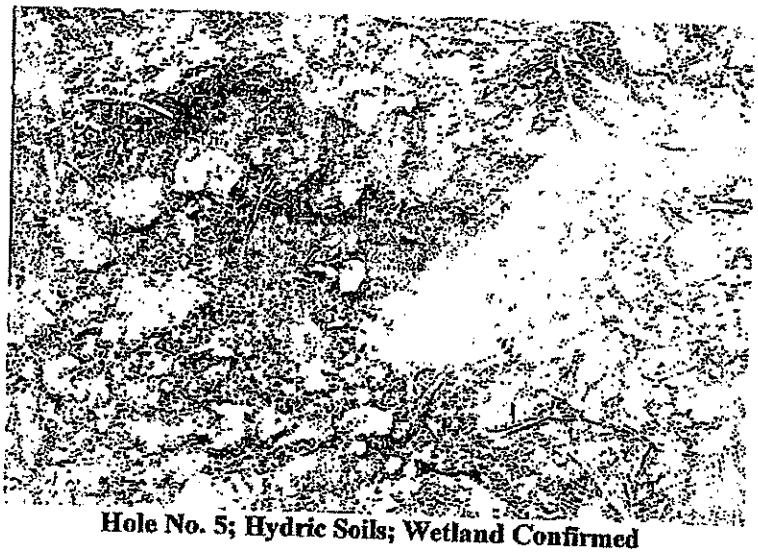
Hole No. 1; Hydric Soils; Wetland Confirmed



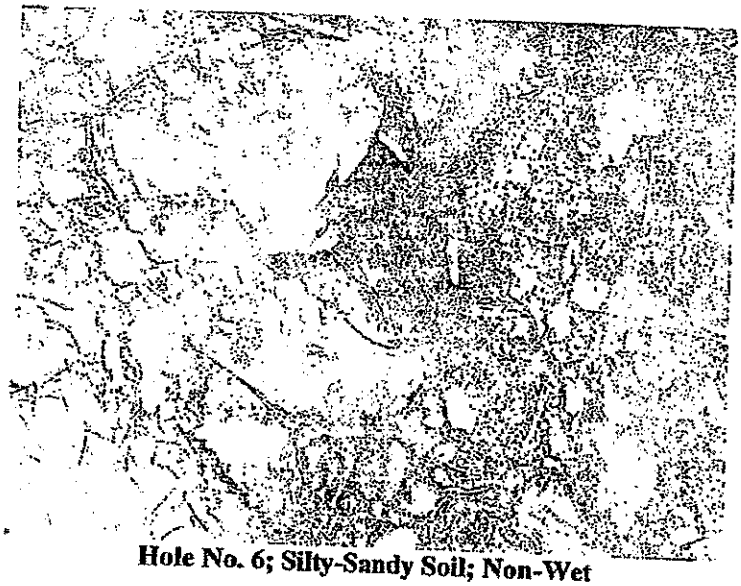
Hole No. 2; Light Grayish Color; Non Wet

Hole No. 3; Light Grayish Color; Non-Hydric Soil; Non Wet;

Hole No. 4; Light Grayish Color; Non-Hydric Soil; Non Wet;



Hole No. 5; Hydric Soils; Wetland Confirmed

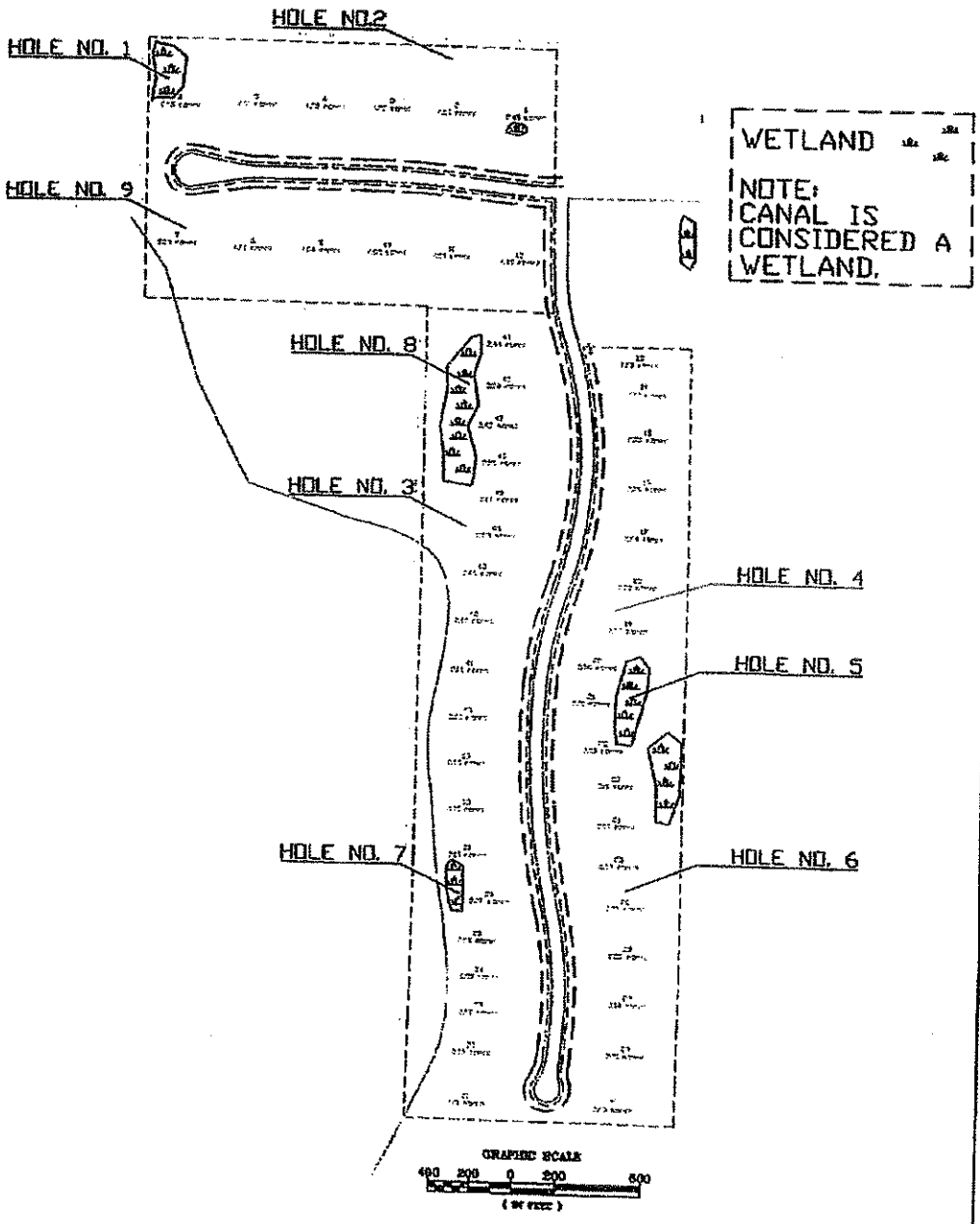


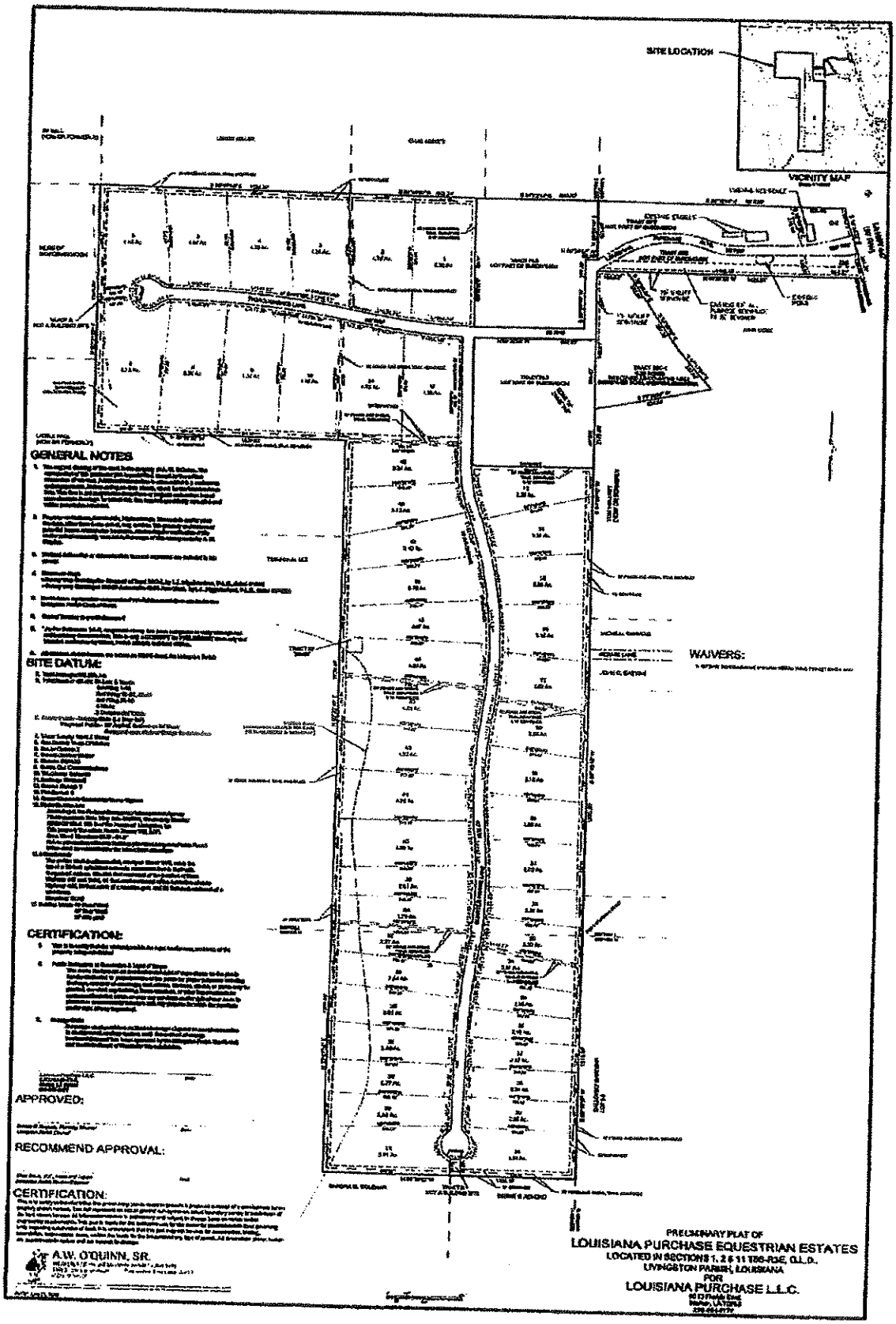
Hole No. 6; Silty-Sandy Soil; Non-Wet

Appendix A
Wetland Delineation Drawing

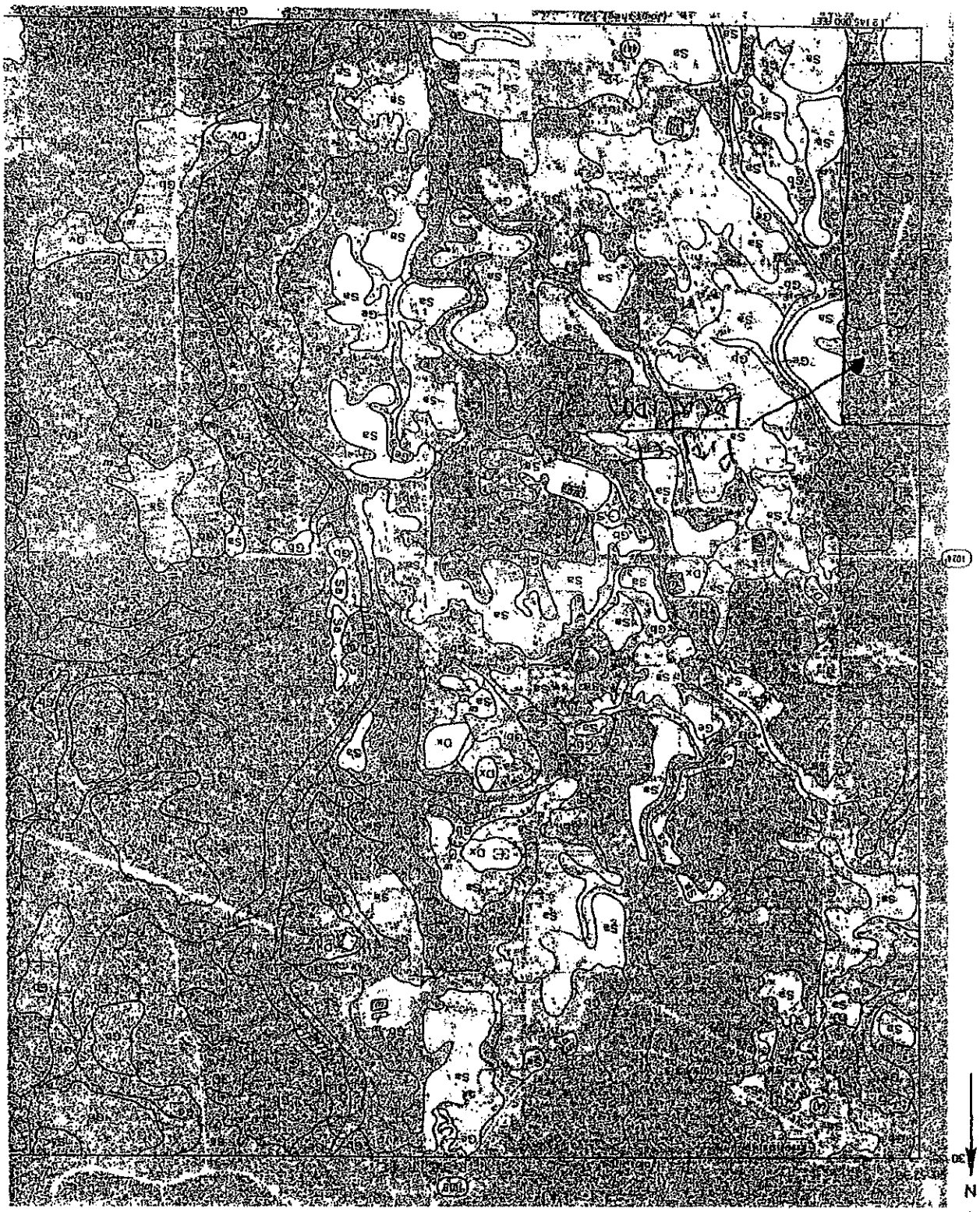
LIVINGSTON PARISH
WALKER, LA
GARY PERKINS PROPERTY
HIGHWAY 447

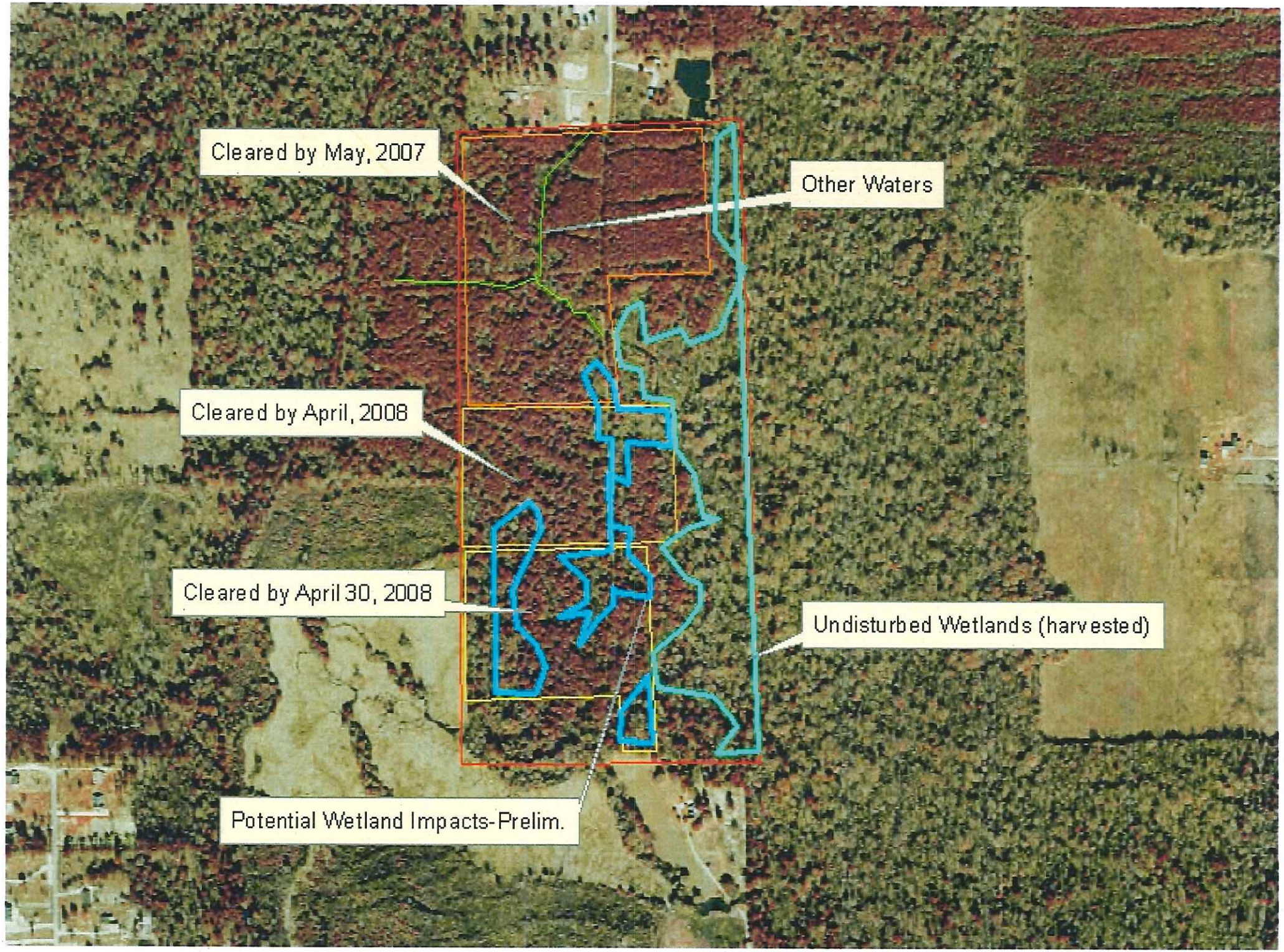
TOTAL AREA: 202 ACRES
TOTAL WETLANDS: 7.50 ACRES

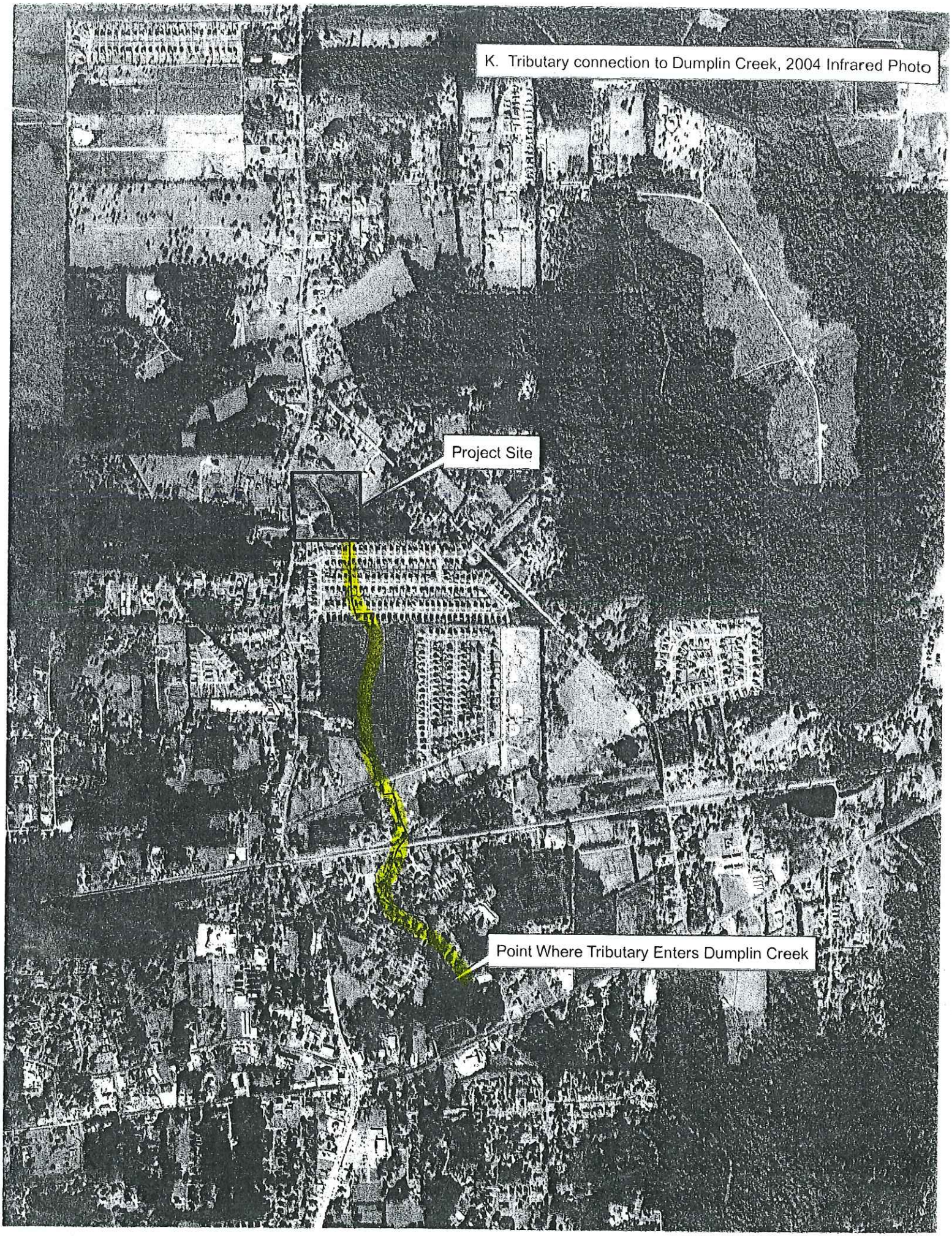


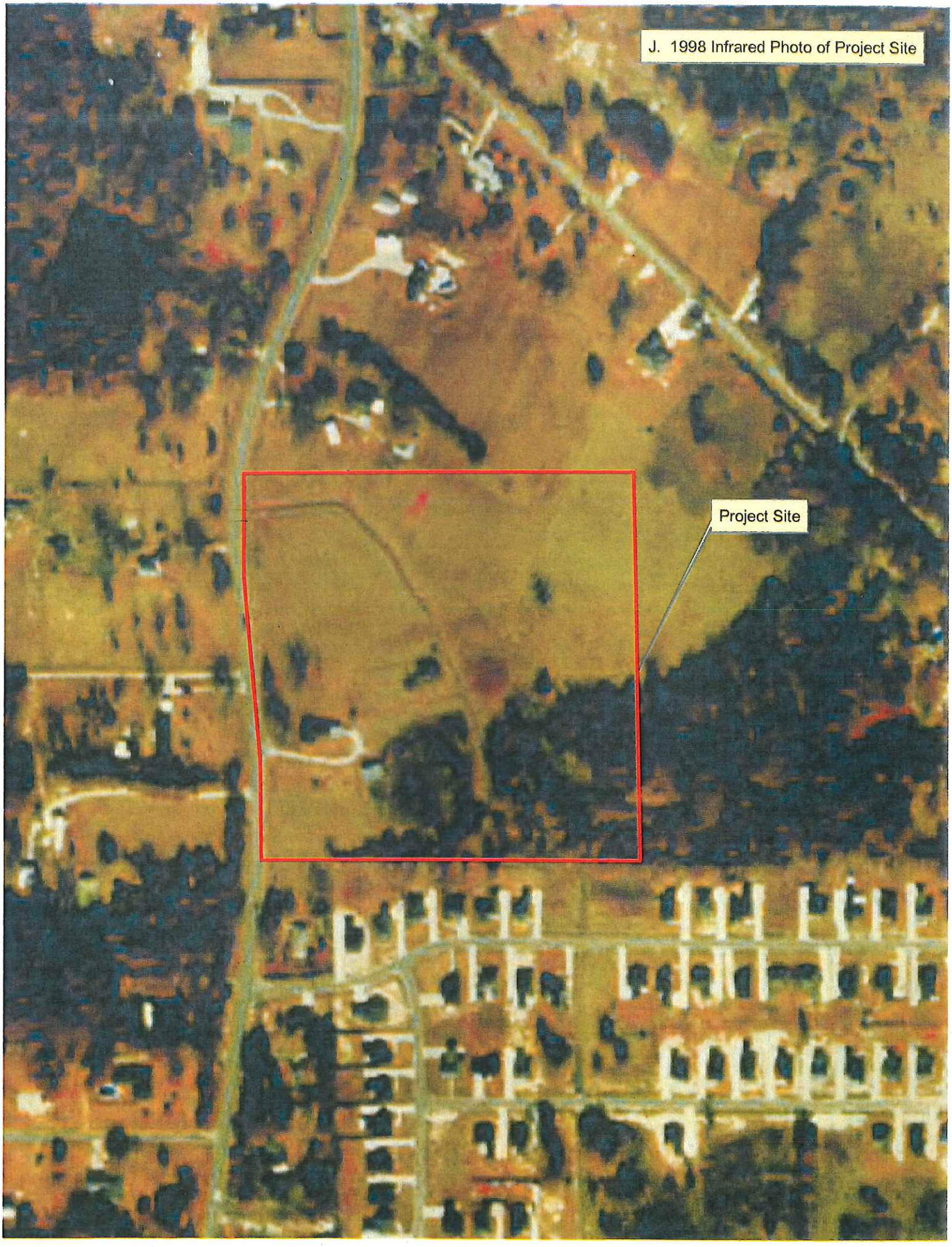

SITE LOCATION
VICINITY MAP
GENERAL NOTES
SITE DATUM:
CERTIFICATION:
APPROVED:
RECOMMEND APPROVAL:
CERTIFICATION:
A.W. O'QUINN, SR.
WAIVERS:
PRELIMINARY PLAT OF
LOUISIANA PURCHASE EQUESTRIAN ESTATES
LOCATED IN SECTIONS 1, 2 & 11 T6S-R3E, G.L.D.,
LIVINGSTON PARISH, LOUISIANA
FOR
LOUISIANA PURCHASE L.L.C.

Appendix B
Soil Characteristic Map


N
8


Cleared by May, 2007
Other Waters
Cleared by April, 2008
Cleared by April 30, 2008
Undisturbed Wetlands (harvested)
Potential Wetland Impacts-Prelim.


K. Tributary connection to Dumplin Creek, 2004 Infrared Photo
Project Site
Point Where Tributary Enters Dumplin Creek


J. 1998 Infrared Photo of Project Site
Project Site